



Hiddenbrooke Property Owners Association, Inc.
Open Board Meeting Minutes

Wednesday, July 15, 2020 — 8:00 PM or immediately following Annual Membership Meeting
Meeting held via Zoom Video Conference call

- I. **Open Session:** Call to Order 8:40 PM by Board President, Jagdip Singh
- II. **Attendance/Introductions**
 - A. **Present Board Members:** Jagdip Singh – President, Chris Brittle – Vice President, Mike A. Nisperos Jr – Secretary, and James Campagna – Members at Large
 - B. **Absent Board Members:** Dustin Bertolucci – Treasurer
 - C. **OMNI Community Management:** Tonya Kalvass – Community Manager
 - D. **Committee Chairs and Guests:** Ed Medina – Welcome Center Chair, Byrne Conley – HMD Chair and Marcelline Mahern – HARC Chair
- III. **Organize Officer Positions:** Director Singh motioned that the following officer positions be help for the 2020/2021 directors; Director Campagne seconded the motion and the motion carried unanimously:
 - A. President – Mike Nisperos
 - B. Vice President – Chris Brittle
 - C. Secretary – Jagdip Singh
 - D. Treasurer – Dustin Bertolucci
 - E. Member at Large – James Campagna
- IV. **Open Forum:** Members commented on the conditions at the golf course to be shared with the golf manager.
- V. **Open Meeting Minutes:** Director Brittle motioned to approve the meeting Minutes for the Board of Directors Meetings on June 17, 2020 as presented. Director Nisperos seconded the motion and the motion carried.
- VI. **Old Business**
 - A. The Board reviewed the insurance proposal. Director Nisperos motioned to approve the renewal for insurance with O’Kane & Tegay Insurance Brokers after reviewing and discussing the alternate proposal that did not include coverage for additionally insuring the City of Vallejo. Director Brittle seconded the motion and the motion carried.
- VII. **Committee Reports:**
 - A. Committee reports were given during the Annual Membership Meeting portion of the evening.
- VIII. **Financial Report:**
 - A. The Board reviewed the financial statements for June 30, 2020 as presented by T. Kalvass – OMNI. Director Nisperos motioned to accept the financials as summarized below; Director Singh seconded the motion and the motion carried unanimously.
 - Operating accounts had a total balance of \$114,032.59
 - Accounts Receivable totals \$99,104.90

- Total YTD net income is -\$13,405.04
- A. Comments on any large non-recurring expenditures or unusual bills. The Board reported there were no current large non-recurring expenditures.
- B. Summary of Accounts Receivable – There are 90 accounts that are over 90 days delinquent.

IX. Report from Closed Session –

- A. The Board approved the minutes from the previous Executive Session Meetings, assessed fines and reviewed collections and compliance reports.

A. Member Discipline: Hearings & Fines – Tonya Kalvass

Meet & Confer hearings conducted	1
Fines assessed at previous meeting	10
Homes in collection – Pro Solutions	2
Homes with Small Claims Court Actions – Allied Trustee	6
Judgments received since last Board Meeting	1

A. CC&Rs Violation Summary– As of 07/14/20 – OMNI

Number of Fine letters sent	12
Number of violations on hold (New/Old)	13
Number of violations which were resolved	51
Recommended for fine (Closed Session Hearing)	4
Courtesy Notices sent	76
Next Site inspection drive for compliance	7/30/20

X. Upcoming Events and Future Agenda Items:

Next Open Board Meeting is scheduled for Wednesday, August 19, 2020 at 7:30 PM Via Zoom online video and phone call.

XI. Adjournment: The Board unanimously agreed to adjourn the meeting at 8:55 PM.

DocuSigned by:

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 Ratified by HPOA Board Member Date